

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 1 OF 21

TAXATION DISTRICT 002 TOWN OF BASS LAKE

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	13	237,100	293,200	80.87	102.52	106.35	33.52	30.8	1.27
	IMPROVED	33	8,614,500	9,024,249	95.46	114.02	96.29	33.98	36.4	1.19
	TOTAL	46	8,851,600	9,317,449	95.00	110.77	99.06	34.24	32.6	1.17
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	13	237,100	293,200	80.87	102.52	106.35	33.52	30.8	1.27
	IMPROVED	33	8,614,500	9,024,249	95.46	114.02	96.29	33.98	36.4	1.19
	TOTAL	46	8,851,600	9,317,449	95.00	110.77	99.06	34.24	32.6	1.17

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	13	2	15.4	2	15.4	1	7.7	1.5	11.6	2.5	19.2	1	7.7	2	15.4	1	7.7
	IMPROVED	33	0	0.0	2	6.1	6	18.2	8.5	25.8	3.5	10.6	3	9.1	2	6.1	8	24.2
	TOTAL	46	2	4.4	2	4.4	10	21.7	9	19.6	6	13.0	4	8.7	4	8.7	9	19.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	13	2	15.4	2	15.4	1	7.7	1.5	11.6	2.5	19.2	1	7.7	2	15.4	1	7.7
	IMPROVED	33	0	0.0	2	6.1	6	18.2	8.5	25.8	3.5	10.6	3	9.1	2	6.1	8	24.2
	TOTAL	46	2	4.4	2	4.4	10	21.7	9	19.6	6	13.0	4	8.7	4	8.7	9	19.6

TAXATION DISTRICT	004	TOWN OF COUDERAY
COUNTY	57	SAWYER
EQ ADMIN AREA	79	EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 3 OF 21

TAXATION DISTRICT 006 TOWN OF DRAPER

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	264,400	195,700	135.10	138.73	144.59	19.75	50.0	1.03
	TOTAL	4	264,400	195,700	135.10	138.73	144.59	19.75	50.0	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	264,400	195,700	135.10	138.73	144.59	19.75	50.0	1.03
	TOTAL	4	264,400	195,700	135.10	138.73	144.59	19.75	50.0	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 4 OF 21

TAXATION DISTRICT 008 TOWN OF EDGEWATER

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	45,600	32,900	138.60	140.88	140.88	18.31	0.0	1.02
	IMPROVED	9	1,534,100	1,460,000	105.08	105.45	100.86	17.33	55.6	1.00
	TOTAL	11	1,579,700	1,492,900	105.81	111.89	106.13	19.88	45.5	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	201,300	217,100	92.72	92.72	92.72	0.00	100.0	1.00
	TOTAL	1	201,300	217,100	92.72	92.72	92.72	0.00	100.0	1.00
TOTAL	VACANT	2	45,600	32,900	138.60	140.88	140.88	18.31	0.0	1.02
	IMPROVED	10	1,735,400	1,677,100	103.48	104.18	99.19	16.68	60.0	1.01
	TOTAL	12	1,781,000	1,710,000	104.15	110.30	103.50	19.77	58.3	1.06

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	0	0.0	2	22.2	2.5	27.8	2.5	27.8	0	0.0	1	11.1	1	11.1
	TOTAL	11	0	0.0	0	0.0	3	27.3	2.5	22.7	2.5	22.7	0	0.0	2	18.2	1	9.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	0	0.0	2	20.0	3	30.0	3	30.0	0	0.0	1	10.0	1	10.0
	TOTAL	12	0	0.0	0	0.0	2	16.7	4	33.3	3	25.0	0	0.0	2	16.7	1	8.3

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

PAGE 5 OF 21

TAXATION DISTRICT 010 TOWN OF HAYWARD

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	8	834,500	636,000	131.21	137.94	129.87	14.52	75.0	1.05
	IMPROVED	24	6,634,200	5,748,800	115.40	120.02	117.99	16.74	50.0	1.04
	TOTAL	32	7,468,700	6,384,800	116.98	124.50	121.91	16.27	56.3	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	101,000	106,000	95.28	95.28	95.28	0.00	100.0	1.00
	TOTAL	1	101,000	106,000	95.28	95.28	95.28	0.00	100.0	1.00
TOTAL	VACANT	8	834,500	636,000	131.21	137.94	129.87	14.52	75.0	1.05
	IMPROVED	25	6,735,200	5,854,800	115.04	119.03	116.25	17.04	44.0	1.03
	TOTAL	33	7,569,700	6,490,800	116.62	123.61	120.00	16.65	54.6	1.06

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	8		0	0.0	0	0.0	4	50.0	2	25.0	0	0.0	2	25.0	0	0.0
	IMPROVED	24		0	0.0	6	25.0	6	25.0	6	25.0	4	16.7	1	4.2	1	4.2
	TOTAL	32		0	0.0	1	3.1	6	18.8	9	28.1	3	9.4	2	6.3	2	6.3
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1		0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1		0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	8		0	0.0	0	0.0	4	50.0	2	25.0	0	0.0	2	25.0	0	0.0
	IMPROVED	25		0	0.0	0	0.0	7	28.0	5.5	22.0	4	16.0	1	4.0	2	8.0
	TOTAL	33		0	0.0	0	0.0	8	24.2	8.5	25.8	3	9.1	2	6.1	2	6.1

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 6 OF 21

TAXATION DISTRICT 012 TOWN OF HUNTER

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	293,500	240,000	122.29	106.78	106.78	21.80	0.0	0.87
	IMPROVED	8	2,452,700	1,979,900	123.88	137.23	123.07	21.72	62.5	1.11
	TOTAL	10	2,746,200	2,219,900	123.71	131.14	123.07	21.15	60.0	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	20,000	20,000	100.00	100.00	100.00	0.00	100.0	1.00
	TOTAL	1	20,000	20,000	100.00	100.00	100.00	0.00	100.0	1.00
TOTAL	VACANT	2	293,500	240,000	122.29	106.78	106.78	21.80	0.0	0.87
	IMPROVED	9	2,472,700	1,999,900	123.64	133.09	116.44	21.97	66.7	1.08
	TOTAL	11	2,766,200	2,239,900	123.50	128.31	116.44	21.61	63.6	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	1	12.5	1	12.5	1	12.5	1	12.5
	TOTAL	10	0	0.0	1	10.0	0	0.0	4	40.0	2	20.0	1	10.0	1	10.0	1	10.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	0	0.0	0	0.0	4.5	50.0	1.5	16.7	1	11.1	0	0.0	2	22.2
	TOTAL	11	0	0.0	0	0.0	1	9.1	4.5	40.9	2.5	22.7	1	9.1	0	0.0	2	18.2

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

PAGE 7 OF 21

TAXATION DISTRICT 014 TOWN OF LENROOT

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	9	200,500	221,900	90.36	97.84	100.00	15.64	55.6	1.08
	IMPROVED	18	3,139,500	2,785,000	112.73	125.33	107.44	33.66	44.4	1.11
	TOTAL	27	3,340,000	3,006,900	111.08	116.17	100.00	29.73	48.2	1.05
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	93,800	90,000	104.22	104.22	104.22	0.00	100.0	1.00
	TOTAL	1	93,800	90,000	104.22	104.22	104.22	0.00	100.0	1.00
TOTAL	VACANT	9	200,500	221,900	90.36	97.84	100.00	15.64	55.6	1.08
	IMPROVED	19	3,233,300	2,875,000	112.46	124.22	105.46	32.55	47.4	1.10
	TOTAL	28	3,433,800	3,096,900	110.88	115.74	100.33	28.75	50.0	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	9		0	0.0	1	11.1	2	22.2	1.5	16.7	3.5	38.9	0	0.0	1	11.1
	IMPROVED	18		1	5.6	0	0.0	3	16.7	5	27.8	3	16.7	2	11.1	1	5.6
	TOTAL	27		0	0.0	2	7.4	4	14.8	7.5	27.8	5.5	20.4	2	7.4	4	14.8
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
	TOTAL	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
TOTAL	VACANT	9		0	0.0	1	11.1	2	22.2	1.5	16.7	3.5	38.9	0	0.0	1	11.1
	IMPROVED	19		1	5.3	0	0.0	2	10.5	6.5	34.2	2.5	13.2	3	15.8	1	5.3
	TOTAL	28		0	0.0	2	7.1	4	14.3	8	28.6	6	21.4	2	7.1	4	14.3

TAXATION DISTRICT	016	TOWN OF MEADOWBROOK
COUNTY	57	SAWYER
EQ ADMIN AREA	79	EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

[illegible]

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 9 OF 21

TAXATION DISTRICT 018 TOWN OF METEOR

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	30,100	35,000	86.00	86.00	86.00	0.00	100.0	1.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	1	30,100	35,000	86.00	86.00	86.00	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	30,100	35,000	86.00	86.00	86.00	0.00	100.0	1.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	1	30,100	35,000	86.00	86.00	86.00	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

PAGE 10 OF 21

TAXATION DISTRICT 020 TOWN OF OJIBWA
COUNTY 57 SAWYER
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	6	193,800	239,900	80.78	123.46	87.97	92.44	33.3	1.53
	IMPROVED	4	708,900	567,000	125.03	165.72	145.37	41.61	0.0	1.33
	TOTAL	10	902,700	806,900	111.87	140.36	105.24	73.25	20.0	1.25
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	6	193,800	239,900	80.78	123.46	87.97	92.44	33.3	1.53
	IMPROVED	4	708,900	567,000	125.03	165.72	145.37	41.61	0.0	1.33
	TOTAL	10	902,700	806,900	111.87	140.36	105.24	73.25	20.0	1.25

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	6	2	33.3	0	0.0	0	0.0	1	16.7	1	16.7	0	0.0	0	0.0	2	33.3
	IMPROVED	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0	1	25.0
	TOTAL	10	2	20.0	0	0.0	2	20.0	1	10.0	1	10.0	0	0.0	0	0.0	4	40.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	6	2	33.3	0	0.0	0	0.0	1	16.7	1	16.7	0	0.0	0	0.0	2	33.3
	IMPROVED	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0	1	25.0
	TOTAL	10	2	20.0	0	0.0	2	20.0	1	10.0	1	10.0	0	0.0	0	0.0	4	40.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 11 OF 21

TAXATION DISTRICT 022 TOWN OF RADISSON

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	252,600	210,000	120.29	116.67	119.80	17.19	33.3	0.97
	TOTAL	3	252,600	210,000	120.29	116.67	119.80	17.19	33.3	0.97
2 - COMMERCIAL	VACANT	1	11,900	12,500	95.20	95.20	95.20	0.00	100.0	1.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	1	11,900	12,500	95.20	95.20	95.20	0.00	100.0	1.00
TOTAL	VACANT	1	11,900	12,500	95.20	95.20	95.20	0.00	100.0	1.00
	IMPROVED	3	252,600	210,000	120.29	116.67	119.80	17.19	33.3	0.97
	TOTAL	4	264,500	222,500	118.88	111.31	107.50	20.09	50.0	0.94

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	0	0.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 12 OF 21

TAXATION DISTRICT 024 TOWN OF ROUND LAKE

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	11	982,500	930,000	105.65	107.59	100.83	19.49	45.5	1.02
	IMPROVED	26	7,963,700	6,933,350	114.86	122.75	109.67	32.76	34.6	1.07
	TOTAL	37	8,946,200	7,863,350	113.77	118.25	102.07	30.49	40.5	1.04
2 - COMMERCIAL	VACANT	1	30,000	35,000	85.71	85.71	85.71	0.00	100.0	1.00
	IMPROVED	1	155,400	200,000	77.70	77.70	77.70	0.00	100.0	1.00
	TOTAL	2	185,400	235,000	78.89	81.71	81.71	4.90	100.0	1.04
TOTAL	VACANT	12	1,012,500	965,000	104.92	105.77	100.42	19.20	50.0	1.01
	IMPROVED	27	8,119,100	7,133,350	113.82	121.09	102.07	34.78	33.3	1.06
	TOTAL	39	9,131,600	8,098,350	112.76	116.37	100.83	30.29	35.9	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	11		0	0.0	1	9.1	1	9.1	3.5	31.8	1.5	13.6	2	18.2	0	0.0
	IMPROVED	26		1	3.9	1	3.9	5	19.2	6	23.1	3	11.5	4	15.4	1	3.9
	TOTAL	37		1	2.7	2	5.4	4	10.8	11.5	31.1	3.5	9.5	5	13.5	3	8.1
2 - COMMERCIAL	VACANT	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
	IMPROVED	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
	TOTAL	2		0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0
TOTAL	VACANT	12		0	0.0	1	8.3	1	8.3	4	33.3	2	16.7	2	16.7	0	0.0
	IMPROVED	27		1	3.7	1	3.7	4	14.8	7.5	27.8	1.5	5.6	4	14.8	3	11.1
	TOTAL	39		1	2.6	2	5.1	5	12.8	11.5	29.5	2.5	6.4	7	18.0	3	7.7

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 13 OF 21

TAXATION DISTRICT 026 TOWN OF SAND LAKE

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	5	862,100	696,500	123.78	105.51	101.08	23.21	40.0	0.85
	IMPROVED	13	2,913,200	2,605,500	111.81	130.84	111.80	31.67	46.2	1.17
	TOTAL	18	3,775,300	3,302,000	114.33	123.80	110.27	29.64	44.4	1.08
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	5	862,100	696,500	123.78	105.51	101.08	23.21	40.0	0.85
	IMPROVED	13	2,913,200	2,605,500	111.81	130.84	111.80	31.67	46.2	1.17
	TOTAL	18	3,775,300	3,302,000	114.33	123.80	110.27	29.64	44.4	1.08

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	5	0	0.0	1	20.0	0	0.0	1.5	30.0	.5	10.0	0	0.0	2	40.0	0	0.0
	IMPROVED	13	0	0.0	1	7.7	2	15.4	3.5	26.9	2.5	19.2	3	23.1	0	0.0	1	7.7
	TOTAL	18	0	0.0	2	11.1	2	11.1	5	27.8	3	16.7	5	27.8	0	0.0	1	5.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	5	0	0.0	1	20.0	0	0.0	1.5	30.0	.5	10.0	0	0.0	2	40.0	0	0.0
	IMPROVED	13	0	0.0	1	7.7	2	15.4	3.5	26.9	2.5	19.2	3	23.1	0	0.0	1	7.7
	TOTAL	18	0	0.0	2	11.1	2	11.1	5	27.8	3	16.7	5	27.8	0	0.0	1	5.6

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 14 OF 21

TAXATION DISTRICT 028 TOWN OF SPIDER LAKE

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	584,400	375,000	155.84	140.71	125.89	41.77	0.0	0.90
	IMPROVED	19	8,699,300	7,557,500	115.11	112.28	115.47	22.32	42.1	0.98
	TOTAL	23	9,283,700	7,932,500	117.03	117.22	115.47	26.36	34.8	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	2,936,400	4,415,000	66.51	92.54	98.04	22.75	33.3	1.39
	TOTAL	3	2,936,400	4,415,000	66.51	92.54	98.04	22.75	33.3	1.39
TOTAL	VACANT	4	584,400	375,000	155.84	140.71	125.89	41.77	0.0	0.90
	IMPROVED	22	11,635,700	11,972,500	97.19	109.58	113.47	23.00	45.5	1.13
	TOTAL	26	12,220,100	12,347,500	98.97	114.37	113.47	26.59	38.5	1.16

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0	1	25.0
	IMPROVED	19	2	10.5	1	5.3	3	15.8	3.5	18.4	4.5	23.7	3	15.8	1	5.3	1	5.3
	TOTAL	23	2	8.7	1	4.4	5	21.7	3.5	15.2	4.5	19.6	3	13.0	2	8.7	2	8.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
TOTAL	VACANT	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0	1	25.0
	IMPROVED	22	3	13.6	1	4.6	3	13.6	4	18.2	6	27.3	2	9.1	2	9.1	1	4.6
	TOTAL	26	3	11.5	1	3.9	5	19.2	4	15.4	6	23.1	2	7.7	3	11.5	2	7.7

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 15 OF 21

TAXATION DISTRICT 030 TOWN OF WEIRGOR

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	27,400	18,000	152.22	152.22	152.22	0.00	100.0	1.00
	TOTAL	1	27,400	18,000	152.22	152.22	152.22	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	27,400	18,000	152.22	152.22	152.22	0.00	100.0	1.00
	TOTAL	1	27,400	18,000	152.22	152.22	152.22	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

PAGE 16 OF 21

TAXATION DISTRICT 032 TOWN OF WINTER
COUNTY 57 SAWYER
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	8	263,900	221,900	118.93	121.57	124.79	15.19	50.0	1.02
	IMPROVED	11	1,488,700	1,227,150	121.31	127.45	122.36	20.93	36.4	1.05
	TOTAL	19	1,752,600	1,449,050	120.95	124.97	122.81	18.68	42.1	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	8	263,900	221,900	118.93	121.57	124.79	15.19	50.0	1.02
	IMPROVED	11	1,488,700	1,227,150	121.31	127.45	122.36	20.93	36.4	1.05
	TOTAL	19	1,752,600	1,449,050	120.95	124.97	122.81	18.68	42.1	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	8		0	0.0	0	0.0	3	37.5	1	12.5	3	37.5	1	12.5	0	0.0
	IMPROVED	11		0	0.0	1	9.1	2	18.2	2.5	22.7	1.5	13.6	2	18.2	1	9.1
	TOTAL	19		0	0.0	1	5.3	5	26.3	3.5	18.4	4.5	23.7	2	10.5	2	10.5
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	8		0	0.0	0	0.0	3	37.5	1	12.5	3	37.5	1	12.5	0	0.0
	IMPROVED	11		0	0.0	1	9.1	2	18.2	2.5	22.7	1.5	13.6	2	18.2	1	9.1
	TOTAL	19		0	0.0	1	5.3	5	26.3	3.5	18.4	4.5	23.7	2	10.5	2	10.5

TAXATION DISTRICT 111 VILLAGE OF COUDERAY

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

[illegible]

TAXATION DISTRICT 121 VILLAGE OF EXELAND

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

[illegible]

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 19 OF 21

TAXATION DISTRICT 176 VILLAGE OF RADISSON

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	132,700	126,900	104.57	111.37	107.84	31.35	50.0	1.07
	TOTAL	4	132,700	126,900	104.57	111.37	107.84	31.35	50.0	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	132,700	126,900	104.57	111.37	107.84	31.35	50.0	1.07
	TOTAL	4	132,700	126,900	104.57	111.37	107.84	31.35	50.0	1.07

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 20 OF 21

TAXATION DISTRICT 190 VILLAGE OF WINTER

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	89,700	75,500	118.81	122.58	122.58	42.19	0.0	1.03
	TOTAL	2	89,700	75,500	118.81	122.58	122.58	42.19	0.0	1.03
2 - COMMERCIAL	VACANT	1	13,600	15,000	90.67	90.67	90.67	0.00	100.0	1.00
	IMPROVED	1	92,900	157,500	58.98	58.98	58.98	0.00	100.0	1.00
	TOTAL	2	106,500	172,500	61.74	74.83	74.83	21.18	0.0	1.21
TOTAL	VACANT	1	13,600	15,000	90.67	90.67	90.67	0.00	100.0	1.00
	IMPROVED	3	182,600	233,000	78.37	101.38	70.86	54.24	33.3	1.29
	TOTAL	4	196,200	248,000	79.11	98.70	80.77	41.83	50.0	1.25

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 21 OF 21

TAXATION DISTRICT 236 CITY OF HAYWARD

COUNTY 57 SAWYER

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	19	2,320,100	1,992,200	116.46	119.74	116.56	12.60	73.7	1.03
	TOTAL	19	2,320,100	1,992,200	116.46	119.74	116.56	12.60	73.7	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	50,600	50,000	101.20	101.20	101.20	0.00	100.0	1.00
	TOTAL	1	50,600	50,000	101.20	101.20	101.20	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	20	2,370,700	2,042,200	116.09	118.82	116.00	12.69	75.0	1.02
	TOTAL	20	2,370,700	2,042,200	116.09	118.82	116.00	12.69	75.0	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	19	0	0.0	1	5.3	1	5.3	7.5	39.5	6.5	34.2	2	10.5	0	0.0	1	5.3
	TOTAL	19	0	0.0	1	5.3	1	5.3	7.5	39.5	6.5	34.2	2	10.5	0	0.0	1	5.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	20	0	0.0	1	5.0	1	5.0	8	40.0	7	35.0	2	10.0	0	0.0	1	5.0
	TOTAL	20	0	0.0	1	5.0	1	5.0	8	40.0	7	35.0	2	10.0	0	0.0	1	5.0